

MERRIMAC PLANNING BOARD, JANUARY 19, 2021

DRAFT MINUTES

CALL: Chairperson Sandra Venner called the meeting to order at 7:09 PM.

ATTENDANCE: The Chair, Vice Chair Karol Flannery, Members Keith Pollman and Thomas Abisalih in attendance, Member Dennis Brodie absent. Alternate John Thomas sitting for member Brodie for the Public Hearing. Also, in attendance, Commissioner Sinibaldi and Jon Pearson as Site Plan review Committee and Attorney Paul Magliocchetti for the applicants.

APPROVAL OF MINUTES:

1. Motion to approve the minutes of December 15, 2020 with the following amendment. Under Project Updates, Regency Village, amended to read Jana Way will not be approved as a town street until the As Bult Plan of the Roadway is received and approved.

OLD BUSINESS:

1. PROJECT UPDATES

A. Regency Village: Have requested a waiver of fencing the retention pond. Commissioner Sinibaldi has no objection indeed he feels that fencing would make the pond more difficult to clean and maintain. MOTION: To waive the condition of fencing the retention pond at Regency Village. VOTE: 4 YES / 0 No Motion approved. Management will be notified by the Commissioner that the fencing need not be built.

NEW BUSINESS:

2. The Board confirmed the next board meetings to be February 16 2021 and March 16, 2021  
PUBLIC HEARING: 3 UNIT CONDO DEVELOPMENT, 2 PROSPECT HILL: The Chair opened the hearing at 7:15 PM. The applicants: Melissa DeMille and Michael Cameron have filed a Special Permit application to construct 3 condo units within an existing 2 family residence, located at 2 Prospect Hill, in the Village Residential District, under Article 4 of the Zoning By-law. While this is not new construction, Article 4 comes the nearest to the scope and intend of the project. Attorney Magliocchetti presented an over view of the project. In his opinion the project meets the criteria for the Village Residential District and that all new construction will be within the existing residence, the exterior of the residence will remain the same. The home will be owner occupied and all parking will be on site. The residence, at one time a group home, is very large and has ample room to hold the three large units. The home is equipped with fire suppression sprinkler system. All parking will be on site and one handicap space will be added. Also wheel chair access to the residence will be provided. The density of the units under the By-law would be 2.4 units, which would be rounded up to three. The first floor would contain 1 three - bedroom unit , the second floor and third would each contain 1 three- bedroom unit. The board will place a condition on the project that no further expansion would be allowed. The applicant agreed. The Public Hearing was closed at 8:05 PM.

NEW BUSINESS:

1. ANR LOTS: Land located on West Main Street, Assessor Map 49 Block 1 Number 7. The reason for the ANR Lots is to allow the developer to replicate wetlands on the abutting lots which will be destroyed on an abutting lot to be developed. This lot on the ANR Application is borders on West Main Street and Mountain View Ave., a private way. This lot and other parcels on Mt. View have not been vetted to meet grandfather status. The map as presented does not meet the proper dimensions for approval ending in a point that is less then then 50 foot requirement.

The applicant was advised to come back with a squared off lot to the next board meeting. The Chair requested the applicant give the board an extension of the 21 day determination period for approval of the lot. The applicant orally agreed to this extension. The board will hear the Form A at the next board meeting scheduled for February 16, 2021.

CORRESPONDENCE:

1. WARRANTS:
2. APPEALS BOARD
  - A. Petitions: None filed at Posting.
  - B. Decisions: Property located at 2-17 and 2-17A Vale Street for front set back variance from Article 4.10.6.7 for the applicant to build front facing garages with less than the required 20 feet from the front facade of the house. Petition was denied.
3. COMMUNICATIONS, NOTICES & ANNOUNCEMENTS
  - A. Surrounding Towns: none filed at Posting
  - B. Confirmation of next board meeting, February 16<sup>th</sup> and March 16<sup>th</sup> 2021.

ADJOURNMENT: 9:07 PM